

APPENDIX E

HOA Guideline Fire Protection Plan

STONE RIDGE VIEWS
HOME OWNERS ASSOCIATION GUIDE
&
DESIGN GUIDELINES
& CONSTRUCTION REGULATIONS

(First Draft)

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Section 1

Design Review Requirement and Review Fee

No construction of or alteration to, nor any improvements whether temporary or permanent, including but not necessarily limited to buildings, structures, fences, walls, earthwork, paving, vegetation, tree removal, signage, storage tanks, trash enclosures, utility enclosures, or antennas shall be commenced on any lot or tract in Stone Ridge Views, before receiving written approval of the Design Review Board (DRB). The applicant will be required to pay a fee for each DRB review at the time of application. Fees vary according to size of the project. A graduating fee schedule can be obtained from the DRB.

Interior modifications, normal maintenance of existing improvements and/or improvements that do not alter the number of units, the existing square footage, the exterior appearance of a building or other site improvements, do not require the approval of the DRB.

The DRB reserves the right to amend this document from time to time and individual property owners should check with the DRB for amendments prior to making design submittals.

Purpose of Design Requirements and Guidelines and Design Review Objectives

For the purpose of simplification, further references to the subdivision name "Stone Ridge Views" located herein shall be shortened to simply "Stone Ridge".

The Design Requirements and Guidelines have been designed to protect, preserve and enhance the natural setting and environment of the Stone Ridge, to ensure the mutual enjoyment of this pristine community by its residents, to protect property values and to maintain harmonious design within the built environment. The Design Review process has been established to help attain this goal through the assurance of individual homeowner compliance with the intent of these objectives. The following objectives will be an integral part of all Stone Ridge Design Reviews:

- 1.1 To preserve, protect, enhance, and maintain a natural balance of beauty, vegetation, wildlife, wetlands and other natural features within the existing natural environment of the development.**
- 1.2 To protect privacy and views to and from neighboring properties through controlled and proper placement of structures within the built environment.**

- 1.3 To promote a harmonious and cohesive relationship between the built environment and landscape, and the natural topography and site features.
- 1.4 To promote quality architectural design that is appropriate for this development in this mountain setting.
- 1.5 To promote long term cost effective and energy efficient design.

Section 2

DEFINITIONS:

Access – A road or driveway constructed for the purpose of gaining access to an individual lot or residence located therein.

Buildable Area – Designated area within a lot where structures are permitted.

Certificate of Substantial Completion – A certificate issued by the Design Review Board upon completion of the construction and associated landscaping as indicated upon the plans previously submitted to and approved for construction by the Design Review Board. **No Owner, Lessee or their agent or assignee** shall apply for a certificate of occupancy, final building approval, temporary certificate of occupancy or temporary final building approval, or similar approvals unless he has received a “Certificate of Substantial Completion” or “Temporary Certificate of Substantial Completion”, as defined in the Design Regulations, from the Stone Ridge Design Review Board.

DRB – The Design Review Board of the Stone Ridge as defined in this document.

Drainfield Location – Area designated on the Montana Department of Health and Environmental Sciences approved lot layout for a drainfield and possible replacement drainfield. These areas shall be reserved expressly for this purpose.

Final Plan Approval – Indicates plans for the general location and design of a building, and associated landscaping have been reviewed by the DRB and conform with the intent of these Design Regulations. **Final Plan Approval** must be received from the DRB **prior to commencement** of any site work, including but not limited to tree removal and excavation, or any construction related site activities. County building permits and permits for construction of any portion of the building or site preparation shall not be applied for or issued prior to receiving Final Plan Approval.

Guest House – For the purpose of these regulations shall be any structure or portion of a structure expressly designated for the use of “guests” or use as a “caretakers” residence as defined and permitted in the Stone Ridge covenants.

Lot – A parcel of real property as shown with a separate and distinct number or letter on a plat of the Stone Ridge Development and recorded in the office of the Madison County Clerk and Recorder.

Lot Owner or Owner – The person, persons, entity, entities or combination thereof which owns a lot in the Stone Ridge.

Maximum Building Height – The vertical distance measured from the average existing grade at the lowest base of the building to the highest point of the roof structure shall not exceed 35 feet. The Design Review Board shall have the right to modify this restriction either up or down dependent upon conditions at the site and in the event that the 35 foot height can be documented and shown to have an adverse affect an otherwise exceptional architectural design.

Recreational Easements – Easements through, upon, or adjacent to individual lots shown on the Stone Ridge Plat and expressly identified as areas designated for community trails, or other recreation as may be determined by covenant and/or Homeowners' Association.

Required Landscaping – Those trees, bushes, and or shrubs that are required for each site for the purpose of integration with the natural environment as designated in site specific design requirements and made part of the Final Plan Approval. The applicant shall **include a site plan** showing existing and proposed contours and all proposed landscaping with the architectural plans for review and approval by the DRB.

Roof Pitch – Slope of the roof(s), the relationship between the vertical rise and the horizontal run of the roof. Stated "X" inches of rise in "12" inches of horizontal run; i.e., 4:12, 6:12, 8: 12, etc. Individual roof pitches shall be designed with strong consideration given to the prevention of deep accumulations of snow and ice.

Temporary Certificate of Substantial Completion – May be issued by the DRB for the use of a portion or portions of a building or structure prior to complete compliance with the terms of the Final Plan Approval. The Temporary Certificate of Substantial Completion may be issued at the discretion of the DRB upon written request by the owner before Final Completion, and set forth with such conditions and limits on duration as the DRB deems necessary.

View Corridor – An area of line-of-sight where certain restrictions including but not limited to height and building configuration may be imposed by the DRB to protect, maintain, and minimize impacts upon views of the natural landscape from adjacent lots and other Stone Ridge lots that may be affected.

Well Location – An area designated on the site plan for the installation of an individual, shared, or community well. Such area shall be subject to applicable Madison County and Montana State laws and requirements regarding permits and distances from both on and off-site improvements, septic tanks, and drainfields.

Section 3

Government Regulations

3.1.1 Regulatory Agencies

Building design will be regulated by the Design Requirements and Guidelines of the DRB, and local, County, State and Federal regulatory agencies having jurisdiction. The owner or his agent will be responsible for ensuring conformance with any current applicable regulations and/or permit requirements. The owner or his agent shall also contact the DRB to verify that he has a copy of the most recently adopted design guidelines.

All development shall conform with:

- A This manual;
- B International Residential Code;
- C National Electrical Code;
- D Uniform Plumbing Code;
- E Uniform Mechanical Code;
- F Uniform Fire Code;
- G State of Montana Energy Conservation Standards;
- H Life Safety Code

All development shall be designed to meet the structural design load requirements of the 2006 IBC (or current code adopted by the State of Montana at the time of review).

* Note: Check with local, County, and Montana State Building Officials for confirmation of design load requirements for this area.

3.2 Licensed Architect

The Design Review Board requires that a "Licensed Architect" design any structure to be constructed or located within the Stone Ridge. The DRB reserves the right to waive this requirement under certain circumstances deemed appropriate by the Design Review Board.

Section 4

Site Planning

4.1 Designated Building Site

In order to preserve views, vegetation, wildlife corridors, and natural topography, the Stone Ridge development has identified and designated specific building sites for each lot. All permitted building structures including primary and secondary structures shall be located entirely within the designated building area. The Design Review Board may at its option give written approval for minor encroachments outside such building envelope, such as roof overhangs, decks, balconies, service areas, porches, and patios; and for low impact landscape design elements such as earth berms, plantings, foot-bridges, and benches.

The purpose of the Designated Building Site is to insure and maintain open space & view corridors, reduce visual impacts from the site, and to reduce the uncertainty from neighboring properties as to which view corridors may be impacted by future development. Building siting shall be responsive to existing topography, and site features such as rock outcrops, streams, ponds, vegetation, views, wind and sun exposure. No channeling of storm water or irrigation runoff water to neighboring properties will be permitted without the express written permission of the neighboring property owner and review and approval by the DRB.

Due to heavy snowfall in the area, all site plans shall include adequately sized areas for the storage of snow that has been removed from roofs, drives, walkways and other outdoor areas. All Stone Ridge roads will be maintained by the Association and will include a snow removal program, however, individual property owners will be responsible for all maintenance and removal of snow from their private property and associated access drives.

Maintenance and associated costs for those portions of shared, privately maintained (non-County maintained) roads required for ingress or egress from Stone Ridge shall be divided fairly based on lot ownership between the Stone Ridge Home Owners Association and any property owners, and /or their Home Owners Association(s) sharing joint access to said road. Existing undeveloped ranchland sharing joint access to any Stone Ridge road will be exempt from maintenance of said road as long as the ranchland in question remains undeveloped.

Designated building sites may be required by the DRB to have groupings of trees and shrubs planted to help buildings blend more naturally into the surrounding area. If any existing trees need to be removed for construction, the DRB may require additional trees to be planted to replace those lost through construction.

The DRB is not responsible for building site and associated soil conditions. If a designated building site is deemed to be unsuitable for construction, or of sufficient hardship due to adverse, or inadequate site conditions as identified in writing by a licensed Soils Engineer; then an alternate site may be chosen. Said new designated building site shall be chosen subject to review and approval by the DRB, and any requirements as set forth in the covenants or purchase agreements.

4.2 Building Setbacks

There is no specific building setback from property lines, however all buildings shall be located within the designated building site established and shown on the plat for each individual lot. Projects indicating that structures are not located fully within the designated building site will not be placed on the DRB's regular review agenda.

4.3 General Easements

Individual lots may contain general easements that are shown on the Stone Ridge Views Plan and associated plats. The purpose of those easements may include but are not limited to the following; utilities, drainage, electrical service, natural gas service, propane service, telephone service, cable television service, communication service, road maintenance, pedestrian/equestrian access, cross country skiing access, water, sanitary sewer and/or storm sewer locations.

The DRB does not have the responsibility or authority to review or approve encroachment of any kind into any designated easement. Site plans indicating encroachment of any kind, other than immediate access from public road for driveways, will not be placed on the DRB regular review agenda.

4.4 Open Space Easements

The Stone Ridge Views Master Plan may show open space easements or areas set-aside for recreational use by the Association, its members, and/or the use of and protection of wildlife. No designated building sites have been located in these areas, and no construction, with the possible exception of an Association owned recreational facility will be allowed in said areas. Said recreational facility will be subject to review and approval by the DRB and will be required to meet the same high standards for siting, design, and impacts on view corridors as any privately owned residence.

4.5 Topographic Survey

A topographic survey indicating existing site contours for the entire building and within fifty feet of all disturbed or graded areas at not more than two-foot intervals shall be prepared by a licensed land surveyor, and made a part of the plan submittal to the DRB. Existing and proposed contours will also be included on the required site plan.

4.6 Grading and Drainage

A **grading plan** shall be included with all applications sent to the DRB for construction approval. Slopes shall not exceed 2:1 without the written recommendation by a soils engineer and approval by the DRB. All site grading shall relate to and blend with existing roads, drainage swales, and surrounding natural landscape. In order to minimize damage and negative effects to existing topography and vegetation, site grading cuts and fills shall be kept to a minimum. All grading associated with snow melt and run-off water from site improvements and impervious surfaces such as roofs and paved areas, shall have a positive flow away from structures and shall be directed towards the natural down-slope of the property. Steps shall be taken to prevent excess run-off water from directly entering existing streams, wetlands and natural ponds, and neighboring properties. Such areas shall be protected by appropriate erosion and/or sediment controls (i.e.; check dams, re-vegetation, silt fencing, retainage area, settling ponds, etc.) as may be determined by a soils engineer for the specific site. Slope conditions shall be determined along with individual soil characteristics to avoid unstable conditions, erosion, undue loss of vegetation, and impacts upon neighboring properties.

Site plans shall show surface drainage patterns consistent with the existing natural conditions, contours, road drainage swales, and culvert crossings. Modifications to existing natural drainage conditions (i.e.; drainage swales, streams, ponds, wetlands, etc.) and existing man-made conditions (i.e.; road swales, grades, etc.) shall require prior approval by the appropriate governing body(s), written approval by the Owners of any affected properties, and final approval by the DRB.

Due to seasonal snow depths in the area, all site plans shall include an on-site area or areas with sufficient room to store snow removed from driveways, walks, roofs, etc., or a detailed plan including contracts for off-site removal and storage shall be submitted for approval by the DRB. The property owner shall be responsible for all on-site snow removal and storage, and shall minimize snow and ice build-up on driveways and pedestrian walkways.

4.7 Retaining Structures

Slopes greater than 2:1 will require a retaining structure. Retaining structures in areas within public view shall be constructed of natural boulders with vegetation planted between and amongst to soften the appearance and harmonize with nature. Stone-covered concrete retaining walls with surrounding natural landscaping will also be acceptable. Stucco faced concrete walls will be approved at the discretion of the DRB if it is agreed that the retaining wall has limited impact on the public view and the design and color of the wall(s) is such that it blends with the natural surroundings and is consistent with the architectural integrity of the on-site improvements.

Retaining structures in areas not visible within 300 feet from public view may be constructed of treated timbers, log, pre-cast block with a cut stone appearance, or any of the materials listed for the public view areas. Final determination of what is visible from public view will be at the DRB's sole discretion.

4.8 Driveways

Driveways connecting to any street, road, or access tract, including the construction of any culverts, landscaping, maintenance, edge strip mowing and snow plowing that may be necessary are the responsibility of the owner. Vehicular access to the site is limited to the driveway access locations as indicated on the Stone Ridge Plat. Driveways will not be allowed outside those designated locations without prior written approval from the DRB.

Driveways will not exceed a 12% maximum grade and will have a minimum 12' width. A licensed engineer shall be consulted to determine if any culverts are required. Where culverts are required and no larger capacity has been identified by the owner's engineer, a minimum diameter of 18" will be used to minimize build-up of debris. Any removal of trees for roadway installation shall be noted on the site plan and receive DRB written approval prior to the removal. Driveways shall be surfaced prior to completion and occupancy of the main residence. Acceptable surface materials include road-mix gravel, concrete, asphalt, pavers, or turf block. (See Wildlands/Wildfire Interface Plan, Appendix "A" for additional requirements).

4.9 Parking

All residential parking shall be located on-site. Adequate parking for residents and guests shall be accommodated on-site. One parking space shall be required for each bedroom constructed within the site, with a minimum of two exterior and two interior (enclosed) parking spaces. All required parking spaces shall be a minimum of 9' wide by 18' long, shall be paved, and located within the Designated Buildable Area.

The use of the Stone Ridge road right-of-way(s) for parking of resident and guest vehicles is strictly prohibited.

4.10 RV Storage

Such things as RV's, boats, trailers, campers, motorcycles, and maintenance equipment shall be parked in an approved garage or storage enclosure. Visiting guests of home owners will be allowed temporary parking of their RV on the home owner's property. The guest RV shall be parked within the designated building envelope and shall be limited to a one week stay. An individual home owner may request from the DRB additional time for parking of their guest's RV, provided they can show the stay is temporary and there are no objection from the neighbors. In any event, no guest RV will

be allowed to park indefinitely without being parked in an approved enclosure as noted above.

4.11 Storage Enclosures

Storage structures shall be designed to be compatible and integrated with the architecture of the residence, landscape and surroundings. Large storage structures, such as for RV storage shall be enclosed and screened from view by the general public.

The location of storage structures shall remain within the designated buildable area and shall be shown on the site plan and receive written approval by the DRB prior to construction. Storage structures will be considered by the DRB on a case by case basis, with an emphasis on keeping the number of “out-buildings” on any lot to a minimum.

4.12 Fences

Low, decorative fences not exceeding thirty inches in height shall be built of materials compatible to those of the main residence and the natural surroundings. Boundary and/or pasture fences shall be constructed of wood posts, and wood rails, or wood posts and smooth wire (wildlife friendly). No barbed-wire will be allowed. Chain-link fences are generally not allowed with the exception of dog kennels that must be shielded from public view. Fences and dog kennels shall be shown on the site plan for written DRB approval prior to construction. Under no circumstance shall any fence be allowed within the designated wildlife corridor, or within any designated open space. Refer to Section 7.11 for restrictions on Privacy Fences, Walls and Gates.

4.13 Utilities

Utility service lines shall be buried and unless unfeasible, shall follow the routing of the driveway. If it is not feasible to follow the driveway, then an alternate “meandering” route shall be taken, minimizing site disturbance and creating a more natural pathway. Any tree removal shall require specific written approval by the DRB prior to removal. All areas disturbed by the construction of the utility service lines shall be graded and reclaimed to the original condition, including re-vegetation and tree planting.

Water, sewer, gas, electric, TV, phone, and other utility lines, taps and connections shall be coordinated with the proper authorities, and shall be located and shown on the Site Plan for DRB approval.

Section 5

Septic Systems

The property Owner assumes responsibility for providing a septic system for the Owner's lot at the Owner's expense. Septic systems are under the direct control and permitting authority of the Madison County Sanitarian and the Montana Department of Health and Environmental Sciences and shall be designed by a licensed engineer. Septic systems shall be designed in strict adherence to practices and specifications accepted by the Madison County Sanitarian and the Montana Department of Health and Environmental Sciences at the time of permitting.

The areas for the septic system and required replacement fields shall be shown on the Site Plan and are to be expressly reserved for this purpose. After installation of a septic system, the surface of the ground shall be re-vegetated and restored as closely as possible to its original natural condition.

Section 6

Water Systems

The property Owner assumes responsibility for providing a water system for the Owner's lot at the Owner's expense. The owner is responsible for obtaining applicable permit(s) and registration from the governing authorities, and for complying with all rules and regulations governing such improvements and their installation. The individual water system shall consist of a well drilled and constructed in accordance with the criteria established in Title 16, Chapter 16, Sub-chapters 1,3,& 6 ARM, the most current standards of the Department of Health and Environmental Sciences, and Madison County requirements for potable drinking water. The water system may also include an approved underground storage cistern (tank(s)) as necessary to provide storage for potable water, irrigation, and fire suppression systems.

After installation of a water system, the surface of the ground shall be re-vegetated and restored as closely as possible to its original natural condition.

Section 7

Landscape and Site Amenities

7.1 Design Considerations

Landscaping shall be complimentary to the natural surroundings. Required landscaping and re-vegetation around the perimeter of the buildings and the construction site, shall soften and accent the architecture and hardscape and make a harmonious transition from the residential to the natural surrounding vegetation. Fire protection and prevention shall be a strong consideration when considering plant species, heights, and locations. Areas within one hundred feet (100') of all structures will be used as a wildlands/wildfire interface zone. The purpose of this zone is to create a natural flow from the built environment to surrounding open spaces and to create a natural buffer for the prevention of, and protection from wildfires. Individual lot owners shall refer to Appendix "A", Stone Ridge Wildlands/Wildfire Interface Plan as a guide for site maintenance, pruning, mowing and planting(s) to help with wild fire prevention and protection.

All landscaping including the Wildlands/Wildfire Interface zone, and landscaping and re-vegetation of the construction area and along driveways and walks shall be included on the **Site Plan** and shall receive approval prior to installation or planting. In general, site landscaping seen from the public views should be consistent with the native vegetation and characteristics (i.e., aspen trees, spruce, fir and juniper trees, indigenous wild flowers and grasses, service berry and currant bushes, potentilla, willows, alders, etc.) planted in natural settings or groupings. The use of natural stone, log, boulders, and water is encouraged where appropriate to augment the built landscape. Drought resistant and fire resistant plant species should be considered when possible to lessen irrigation water requirements and threat of wildfires. It is recommended that a landscape professional be consulted regarding plant, grass and tree species and to design or offer suggestions regarding the final landscape design and maintenance.

Landscaping around buildings, along pathways, and drives should take into consideration sun, wind, snow drifting, shade, potential snow and ice build-up, and snow removal and storage areas. Plantings and landscape approved for use as screenings of storage structures, garbage enclosures, or other screening the DRB may require, shall be maintained and replaced as necessary for the life of the structure.

7.2 Soil Preparation

Before excavation of any footings or foundations, topsoil shall be stripped and stored on-site, or in a location approved by the DRB. Good quality topsoil shall be replaced in areas requiring landscaping or re-vegetation to a minimum depth of four (4) inches.

7.3 Planting, Plant Materials and Acceptable Plant Species

Generally, new plantings shall include plant materials indigenous to area and shall be planted in a manner consistent with their natural needs and conditions.

Trees shall be planted primarily in groupings or groves and shall be of sufficient height and caliper to blend naturally with any existing trees in the area. Trees used to break-up the outline or façade of a structure if required by the DRB shall have a minimum height of eight (8) feet for evergreens and a minimum caliper of 1-1/2" for deciduous trees.

New tree and bush-type plantings will require supplemental irrigation. Plant species for landscaping not visible from public view shall be at the discretion of the Owner, but consideration for the local climate and elevation, regeneration characteristics, and hardy species should be given. In no case shall the Owner allow non-indigenous species to "spread" into the surrounding natural vegetation or neighboring properties.

The owner shall be responsible for the control and removal of weeds from his property, and all associated costs on a year to year basis. The DRB at its option may require the owner to provide additional landscaping or plantings at the time of Final Completion to protect previously over-looked views from the public if an obvious need is warranted.

7.4 Sod

Sodded areas shall be irrigated and maintained to ensure a well kept appearance. Where sod meets the natural landscape, an informal edge shall be created to tie with existing lines of the natural vegetation.

7.5 Seeding

Seed mixes shall be planted at a rate of coverage ensuring quick erosion control, and the ability to adequately cover disturbed areas in a short period of time. When areas are to be landscaped using wildflower and/or wild grass mixes; species indigenous to the area shall be used in order to prevent the accidental introduction of non-native species into the area's natural ecosystem. Seed rates and mixes have to be adapted to the specific locations, soil conditions, and microclimate. A qualified professional should be consulted.

7.6 Perennial Wildflowers and Wild Grasses

Indigenous grasses and perennial wildflowers are encouraged for use as edge transitions and drip lines where their use may be more appropriated than turf-type grasses.

7.7 Irrigation

An automatic irrigation system will be required in the Wildlands/Wildfire Interface zone and landscape areas that include sod and/or flower beds to minimize the use of water and ensure successful growth. Some tree plantings may benefit from drip irrigation systems. A qualified irrigation system installer should be consulted for the design and layout of the system. The type of irrigation system to be used and the areas to be irrigated shall be shown on the **Site Plan**.

7.8 Re-vegetation and Erosion Control

Areas disturbed during construction such as road/driveway cuts, utility lines, etc. are to be re-vegetated within 30 days (weather permitting) of the disturbance to avoid erosion and unsightly scars on the landscape. Soil in areas to be re-vegetated must be scarified before application of seed.

Indigenous grasses and wildflowers, other native plant materials and trees shall be used in a way that blends the affected area into the natural vegetation. Re-seeding shall occur within 10 days if possible after the topsoil has been spread and re-graded. Newly re-seeded areas shall be protected from sun, wind and water erosion through the use of a layer of mulch. Acceptable mulches are weed-free straw, wood chips, hydro-mulch, and erosion control netting. In drainage swales and slopes of 3:1 or greater, erosion-control netting is required.

The re-vegetation of disturbed areas shall be accomplished in a way that ensures protection of wetlands, streams, and ponds from any detrimental effects of runoff. The DRB may require a detailed erosion control and re-vegetation plan prior to Final Plan approval if it deems necessary due to existing and/or proposed site conditions and modifications.

7.9 Plant Guarantee

The DRB requires the homeowner to provide a two-year plant guarantee on all plant materials planted in areas visible to the public. The owner shall replace plants that are identified within the two-year period as dead or dying, within 30 days at the owner's expense. If the owner fails to remove and replace the affected plant or tree within the required time frame, the DRB may have the work performed and recover the associated costs from the owner or pursuant to the General Declaration reimbursement and lien procedure.

7.10 Paths and Walkways

The Stone Ridge encourages the use of its open spaces for walking, hiking horse-back riding and other low-impact recreational activities. Paths to and from these more common areas are encouraged.

Hard surface walkways servicing residential structures may be paved with any of the approved paving methods. Other walkways may include but are not limited to gravel, flagstone, brick, cobbles, etc.

7.11 Privacy Fences, Walls and Gates

Other than low decorative fences not exceeding thirty inches in height and pasture and border fences as noted in Section 4.12, all tall walls, fences and gates are generally discouraged by the DRB. Privacy fences or walls not exceeding six feet in height may be used to enclose private spaces such as hot-tubs, decks or patios within the designated buildable area. Screened utility meters (if approved by the appropriate authority), dog kennels not exceeding six feet in height, and bear proof garbage receptacles are permitted. All screening, walls, fencing and gates shall be shown on the Final Site Plan and receive approval from the DRB prior to construction.

In no case shall any fence be constructed that prevents the free movement of wildlife across the property.

Privacy fences and walls may be constructed from wood, stone, or stone covered concrete. Walls shall be designed to relate to the adjacent architecture. Property entry gates or “gateways” shall require specific approval by the DRB and any governing authorities that may have jurisdiction prior to construction.

Intermediate guardrails along driveways will also be considered on an individual basis by the DRB. Materials to consider for their construction may include any of those listed for walls and fences, however serious thought should be given to allow for snow plowing and removal requirements.

7.12 Exterior Lighting

It is generally accepted that exterior lighting can not only provide a measure of security, and may also enhance the architectural design and nighttime setting of on-site structures. However, to maintain a low impact and to prevent views of night skies from being obscured from radiating light sources, only subdued, indirect and understated exterior lighting will be approved. Lighting shall be used only in areas of heavy pedestrian or vehicular parking use. Low impact landscape lighting along driveways and for address monuments, may be considered by the DRB for approval on an individual basis. **No** floodlights will be permitted and all light sources shall be shielded from direct view from neighboring properties, vehicular traffic, and other off-site sources.

Excessive glare to neighboring properties or public circulation areas will be strictly prohibited. An exterior lighting schedule with specifications, model numbers and a photo of the proposed lights or lighting system, shall be submitted with the Final Site Plans for review by the DRB and shall receive final approval prior to installation. The DRB at its discretion may require previously approved lighting that fails to meet these restrictions to be adjusted or reconfigured after installation to conform to the requirements listed above.

7.13 Address Monuments

All residences shall have address monuments located at the driveway entry. The monument shall be placed and designed in such a way as to not be buried beneath the snow or interfere with snow plowing. Addresses shall be clearly readable with reflective numbers and block letters between 4" and 6" high. The owner's name or the name of the residence may be used in addition to the address number and shall conform to the same height restrictions. The address and name (if used) shall cover no more than a two-foot by two-foot area on the monument and shall be the only permanent signage allowed. In no case shall business advertising be used on the address monuments.

The local Fire Department requires that all address monuments meet NFPA 1144 Chapter 8 recommendations, shall be constructed of fire-resistive materials and should relate to the architecture of the residence whenever possible. A "defensible area" shall surround the address monument. Landscaping of the defensible area is encouraged, but shall be planted and maintained consistent with the Wildlands/Wildfire Interface zone. The monument shall be placed so as to be easily seen from the main road and may be lighted indirectly with a source of minimum glare and conforming to requirements listed for exterior lights. The height of the monument may depend on design, snow depth, or the elevation of the space it occupies in relation to the main road, and as such will be considered on an individual basis by the DRB. Details for address monuments shall be included with the submittal, shown on the Final site plan, and receive final approval by the DRB prior to construction.

7.14 Noxious Weed Control

Madison County requires that noxious weeds be controlled on all public and private properties. Stone Ridge Views requires that all individual lot owners control noxious weeds on their property in compliance with the Stone Ridge Views, "Subdivision/Landowner Noxious Weed Management Plan" on file with the County. Noxious weeds on all roadways, trails, common areas, and/or open spaces shall be controlled by the Stone Ridge Views Home Owner's Association and shall also be in compliance with the afore-named Noxious Weed Management Plan.

If any individual landowner within the subdivision fails to comply with these requirements within one month of written notification by the Stone Ridge Views Home Owner's Association, the Home Owner's Association shall have the right to pay for a weed control specialist to bring the property in question into compliance. The owner of the property will then be invoiced for the cost of the weed control plus associated expenses, interest and any related penalties that may be allowed by the Stone Ridge Views Covenants, this Document, and/or the Stone Ridge Views Subdivision/Landowner Noxious Weed Management Plan on file with the County.

Section 8

Architectural Requirements

8.1 Governing Bodies

At the present time, there are no Madison County Zoning requirements for this development. The applicant should confirm that there are no new requirements with the Madison County Planning Office and the Stone Ridge Design Review Board (DRB) prior to designing and beginning their project. The owner shall submit a full set of plans as indicated in this document to the Stone Ridge DRB and receive written approval for site, landscape, and building design, prior to obtaining any required County reviews, and/or a building permit or permits from Madison County. All of the following architectural items are to be included or addressed in the final plan submittal for review by the DRB.

8.2 Maximum Average Height Limit

The maximum building height shall be **38 feet** maximum. The method used to compute the maximum height limit uses the measurement between the lowest average grade at the base of the structure and the highest projection of the roof, not including flues or chimneys. The Design Review Board reserves the right to change the maximum building height greater or less if deemed appropriate or required with any Madison County regulations that may take precedence at the time.

8.3 Building Setbacks

In most instances on the Stone Ridge Plan, building sites have been pre-selected and designated and have generally been to provide an adequate buffer between neighboring properties and designated building sites. In those few instances where a designated building area is located near a property line, care should be taken to keep structures within the designated building site and as far from the property line as possible. There are no minimum setbacks, however all structures shall be located within the designated building area.

8.4 Minimum and Maximum Size

There is no written maximum building size limit for residences located in Stone Ridge. However, maximum building size will be limited to and within the confines of the Designated Buildable Area. **Minimum** size will be restricted to **1500 square feet** on the main floor level. In addition, all residences are required to have at a minimum, either an attached or detached two-car garage.

8.5 Outbuildings

Any structure on a site other than the primary residence is considered an outbuilding. In addition to the following outbuilding types, each lot is allowed one storage-type structure no larger than 120 SF in area with a maximum height of 14 feet at the peak.

The Stone Ridge will allow a guest apartment, or guest suite, and a required 2-car garage in addition to the primary residence. Guest apartments or guest suites shall be located within or attached to the main residence with a connecting door or hallway, or may be located in or above the required two-car garage of the primary residence. The use of a guest house is for family and other guests and shall not be rented out or sub-let. In any event, all structures shall be located within the Designated Buildable Area.

All outbuildings including detached garages and storage structures shall be designed in a manner that continues the architectural theme, and built with materials consistent with the architecture of the primary residence. Outbuildings shall not be designed to over-power the primary residence and shall not exceed 50 % in size of the footprint of the primary residence, and in any event shall not have a greater than 1000 square foot footprint. Plans for all outbuildings including storage structures shall be reviewed by the DRB, and are subject to review and approval by the DRB prior to applications for County reviews or permits. All outbuildings and storage structures shall be located on the Final Site Plan approved by the DRB.

8.6 Roofs

Due to potential high accumulations of snow and the nature of the mountainous terrain of the Stone Ridge only sloped or pitched roofs will be allowed. The minimum slope for major roofs shall be 6:12 and the maximum slope shall be no greater than 12:12. To avoid excessive build-up of snow and ice, roof forms should be kept simple. Rooflines should be varied and broken to avoid long spans of uninterrupted ridge and eave lines.

Major roof forms can be either gable or hip, and should reflect the vernacular roof forms of the mountain setting. Secondary roof forms where attached to major building forms, may include shed-type roofs with a slope not less than 4:12. Dormers can add both scale and interest to a roof form and are encouraged, provided proper steps are taken to minimize snow and ice build-up and potential water leaks in associated valleys.

Roof forms and colors can be seen over vast distances and care should be given in selecting the roofing color and material. Colors and textures of roof forms shall be of neutral values that blend rather than contrast with the natural surroundings.

Acceptable roofing materials include fire-treated wood shake, slate, heavy duty contoured architectural grade asphalt shingles, and raised rib metal roofing. Metal roofs shall be of a non-glare finish, either true standing seam roofs, or raised rib with concealed fasteners. Surface mounted fasteners will not be allowed. Pre-weathered or otherwise patina-like metal roof finishes are acceptable. Rolled-type roofing will not be allowed.

Care should be given in the design to protect pedestrian walkways and entry door areas from sliding ice and snow. Provisions for heat tape runs should be included for drip-lines and gutters in these areas, as well as other areas of potential ice buildup and water damage such as dormers and valleys.

The DRB may require a 2'x 2' sample of the roofing material at the time of final plan review. The DRB reserves the right to lower or raise minimum or maximum roof pitches if in its sole judgement the lower or higher pitch is more appropriate for a particular building or architectural theme, and steps are being taken to prevent ice and snow build-up, and water damage in affected areas. This privilege may be exercised by the Design Review Board without relinquishing its right to enforce the more stringent minimum and maximum slope requirements on other projects.

8.7 Skylights

Bubbled skylights and skylights with reflective glazing will not be allowed. It is recommended that roof dormers be used in place of skylights where possible to avoid potential water leakage and glare. Greenhouse-type sunrooms with glazed roofs are acceptable but shall not be made of reflective glazing and/or dominate the structure.

8.8 Pedestrian Protection

Sloped roofs as noted above are prone to shedding heavy accumulations of snow and ice onto areas below. To avoid potential damage to structures and injury to people, care should be given to protect the areas below. Secondary roofs should be placed as a barrier over entry doors subject to this condition. Raised planters or other landscape features should be utilized to keep walkways and pedestrians away from the impact zones adjacent to and below affected roof edges. In addition, avalanche guards may be installed on metal roof slopes to help hold or break up sliding snow slabs. Owners should make guests aware of the risks.

8.9 Cold Roof or Super Insulated Roofs

Due to potential heavy accumulations of snow and ice and the potential for ice and water damage, only "cold roofs" or 'super-insulated roof designs will be allowed. The intent of this requirement is to reduce ice dams and icicles that will form at the overhang of a sloped roof's lower edge.

A 'cold roof' is constructed so as to provide ventilation across the entire attic space by drawing in cool outside air from lower soffit vents and exiting the warmer air through vents at the ridge. Thereby, reducing the temperature on the underside of the roof surface and lessening melted snow from running down the roof.

A “super-insulated roof” system relies on a layer of insulation directly below the underside of the roof surface. This roof shall be insulated to a minimum of R-50 or higher.

Roof insulation systems and design should be discussed thoroughly with the roofing manufacturer to avoid potential damage or voided warranties.

8.10 Chimneys and Flues

All fireplace flues shall have an integral spark arrester and shall be enclosed with a chimney cap. The chimney form and cap shall relate to the building architecture and be made of masonry, decorative metal, or stucco. All flues and vents shall be consolidated and located within chimney structures when possible, to avoid excessive roof penetrations and projections.

Exposed metal flues will not be permitted.

Spark arresters shall conform to the provisions as established in the most current issue of the International Building Code at the time of construction.

8.11 Fire Protection

Due to the greater distance from local fire departments and the associated high cost of home insurance in the area, fire suppression sprinkler systems are recommended for all residences within the Stone Ridge development. Fire Suppression systems shall be designed by an engineer licensed in the field, and installed by a licensed and bonded professional.

8.12 Exterior Walls

Exterior walls shall portray mass and relate to the ground through the integrated use of base elements such as stone masonry, wood, timbers, or detailed stucco applications. Exposed CMU, metal, vinyl, and hardboard-type sidings will not be permitted. The total surface area of all ground-level wood and stucco walls shall include a minimum surface area of 20% stone masonry. No more than 8” of any concrete or wood foundation wall shall be exposed above grade. Concrete or wood foundation walls over 8” above finish grade shall be treated and finished as a ground level wall.

In order to avoid long, uninterrupted wall surfaces, exterior walls shall be broken into shorter lengths through the use of a projection or jog, no less than two feet in depth for a minimum of six feet in width for the entire height of the wall. To avoid stifling good architectural design and the arbitrary assignment of an actual length to what may be considered a “long” wall, the DRB will reserve the right to review all walls on an individual basis. Architectural designers are encouraged to use good architectural design judgement and practices, including scale, and massing, to determine when a length of

wall should be broken. The DRB will consider the over-all architectural theme, scale, massing, use, and general appropriateness of the design when reviewing the plans and may require additional breaks in walls at its own discretion.

Stone - Generally, any natural stone common to the area will be accepted by these guidelines for use on exterior walls. Acceptable natural stones include slate, fieldstone, rubble-type stone, or river rock. Artificial stone or brick, will be reviewed on an individual basis by the DRB for consistency with the architectural theme, over-all scale, and compatibility with the surrounding natural landscape. The DRB may require a sample of the proposed stone or brick before making a final decision.

Wood Siding, Wood Shingles, Logs and Heavy Timber - Acceptable exterior wall surface materials include horizontal or vertical wood siding, wood shingles, logs, or heavy timbers. Acceptable lap widths, shingle patterns, log and timber dimensions will be reviewed on an individual basis for consistency with the architectural theme, over-all scale, and compatibility with the surrounding natural landscape.

Stucco - Stucco materials shall not be used as stand-alone walls, but shall be highlighted with wood, timber or masonry structural detailing. Stucco walls shall have rounded corners and deep set windows and doors to offer a sense of thickness and mass. Exterior wall insulation and synthetic stucco finish systems may be used subject to DRB approval. Stucco walls shall be of muted earth tone colors (grays, soft greens, ochre's & browns), subject to DRB approval. The DRB may require a sample or sample board of the proposed stucco wall materials before making a final decision.

Glass - Glass will normally be treated as framed or punched openings in mass or wood walls. Solariums or greenhouse rooms, or glass walls in conjunction with solar heating may be approved by the DRB if found to be consistent with the design theme. However, placement of these glass walls should be carefully considered to avoid glare from the sun reflecting into views from neighboring properties. Glass curtain walls, designed chiefly for the use of views, shall be shielded from direct sun glare through the use of deep overhanging roofs, decks, and/or wood trellis projections. Excessively tall glass curtain walls and those not able to be shielded from creating "glare" to off-site views will not be allowed.

Concrete - Except when used for such structural elements as exposed beams or lintels, all exposed concrete shall be faced with masonry, wood, or stucco.

8.13 Colors

Colors to be used on large wall and roof areas shall be subtle and muted or of soft earth tones. Examples are: grays, soft greens, ochre's & browns as may be found in nature. Smaller areas and details may have deeper, richer colors to contrast with the larger

surfaces. A color board may be required by the DRB prior to final approval. In any event, the DRB reserves the right to deny a color if in its best judgment the color does not meet the intended spirit of these guidelines.

8.14 Windows

Windows are to be used to help establish architectural expression and patterns suitable to the “human” scale. Large uninterrupted areas of glass shall be avoided. Large areas of glass shall be broken into smaller connected units no larger than 50 square feet each. Repetitious window details such as divided lights or muntins are encouraged to add visual interest, scale, and variety. The DRB reserves the right to waive the maximum 50 square foot glass unit size on an individual basis if in its sole judgement a larger uninterrupted glass size is more appropriate to the architectural design, can be shown to meet UL standards for wind and impact, and no off-site views will be compromised from glare.

Window casings and trim shall be wood, painted-wood, stained-wood, or metal clad. The exterior face of windows set in stone or stucco facades shall be set back a minimum of five (5) inches from the face of the stone or stucco wall. All windows shall be double or triple glazed or of high technology glass. Mirrored glass is not allowed.

8.15 Doors and Entryways

Primary entries will provide interest, variety, character and definition; and will help establish the over-all architectural theme of the structure. Primary entries shall be protected from adverse weather through the use of a substantial roof or over-hang structure. Primary entry details shall be constructed of handcrafted materials whenever possible. Secondary entries shall relate to the primary entry and architectural theme and shall also be protected from adverse weather conditions, but need not be overly emphasized.

Primary entry doors are a focal point. Etched glass, carved wood and other handcrafted doors are encouraged.

Door casings and trim shall be wood, painted-wood, stained-wood, or metal clad. The DRB will consider other “cladding” materials on an individual basis and may be approved if they can be shown to have superior qualities and meet the spirit of this document. The exterior face of doors set in stone or stucco facades shall be set back a minimum of five (5) inches from the face of the stone or stucco wall.

8.16 Garage Doors

Garage doors shall be made of wood or insulated metal, with embossed or carved detailing. No flat metal, flat wood, flat fiberglass, flat composite, or roll-up type garage doors are permitted. Garage doors shall provide interest and detailing and shall be setback a minimum of 12" from the face of the structure to allow deep shadow lines. Wide garage doors are discouraged and whenever possible should be divided into two or more smaller doors. Doors, door casings and trim shall be wood, painted-wood, stained-wood, or metal clad. High-wind resistant doors are recommended in this area.

8.17 Decks and Balconies

Decks and balconies will provide visual interest and detailing. Long continuous decks shall be divided with offsets, level changes, or projections that emphasize the façade. The undersides and framing of decks and balconies exposed to views from below shall be stained, painted, or otherwise "finished". All deck and balcony railings shall meet the current International Building Code standards and requirements at the time of construction, and shall be made of materials consistent with the design of the primary residence. No vinyl or plastic railing systems will be allowed. Deck flooring generally may be of any material consistent with the design of the structure and will be reviewed by the DRB on an individual basis. A sample of the deck flooring may be required by the DRB prior to making its final decision.

8.18 Vents, Gutters, and Flashings

All exterior vents, gutters, and flashing materials shall be copper or anodized/painted or patina-type coated metal. No exposed galvanized, or plastic vents, gutters, or flashings will be allowed.

8.19 Insulation Requirements

All occupied structures within the Stone Ridge shall conform to the following minimum requirements:

- a) Roofs shall be insulated to a minimum R-50; and
- b) Walls shall be insulated to a minimum R-26; and
- c) Windows shall be minimum double or triple glazed; and
- d) Windows and doors shall be weather stripped; and
- e) All window and door openings, wall intersections, wall/fascia intersections, and façade penetrations shall be caulked, chinked, or otherwise sealed.

8.20 Garbage Enclosures

All garbage shall be stored indoors, or in an approved "bear-proof" container located with-in a storage enclosure or screened fence located out of the public view. Garbage storage structures shall conform to the provisions listed in Section 4.11- Storage Enclosures and/or Section 4.12 - Fences. Garbage storage and removal shall be the responsibility of the owner, however in no case will excessive storage or on-site dumping of garbage be allowed. Garbage storage enclosures and screened fences shall be subject to DRB review and approvals and shall be located on the Final Site Plan.

Section 9

Signage

9.1 Permanent Signage

Permanent signage will be limited to the address monument as discussed in section 7.13, and to any Stone Ridge identification signage or monuments that the DRB, Developer, and Home Owner's Association have agreed upon.

9.2 Temporary Construction Signage

Only two temporary construction signs, no larger than 2' x 4' will be allowed per building site through construction. Temporary construction signs may include the name of the Architect, the General Contractor, and any Sub-Contractors, plus related information working on the project. Construction signs shall be mounted on a wood or painted metal post or posts, and maintained in good quality condition. Signs shall **not** be attached to fences, trees, or other natural site features. Additional temporary signs will not be allowed without specific review and approval by the DRB before installation of the signs. Temporary construction signs shall be removed within 15 days of occupancy of the structure.

9.3 Temporary Realty Signage

Only one realty (for Sale) sign no larger than 2' x 2' will be allowed per lot. Realty signs shall be limited to advertising the name, phone number and address of the Realty Company, salesperson or contact. Realty signs shall be mounted on a wood or painted metal post or posts, and maintained in good quality condition. Signs shall **not** be attached to fences, trees, or other natural site features. Multiple realty signs will not be allowed without specific review and approval by the DRB before installation of the signs. Realty signs shall be removed from the property within one week of the property transaction closing.

Section 10

Design Review Process

10.1 General Process

A licensed architect shall design all major structures within the Stone Ridge. Due to local climatic conditions and government review and permit requirements. It is strongly recommended that an architect licensed in the State of Montana and familiar with the local policies and procedures be retained for the architectural design of the structure. It is also recommended that a structural engineer, licensed in the State of Montana, be retained to review and design the final structural plans for all major structures. All Final Plans will bear the stamp of a licensed architect or engineer.

The design review process shall be followed for any building or improvements to a lot located in the Stone Ridge including but not necessarily limited to the following:

- 1) Construction of any fence, building or structure;
- 2) Renovation, expansion, remodeling or refinishing the exterior of any building or structure;
- 3) Interior changes that affect the number of dwelling units in a structure;
- 4) Major landscape, road or parking changes;
- 5) Major changes to address monuments

In addition to meeting the requirements of these Design Guidelines, an owner must comply with the requirements of all governing agencies including Madison County and the State of Montana.

In general, the following process shall be used for all applicable projects:

Step 1) Pre-Planning Meeting

This is an informal work session with the owner, architect and a DRB representative. The purpose of this meeting is to familiarize the owner and his representative of the DRB process, design guidelines, intent, and the permit procedure. The owner/architect will be supplied with the necessary DRB review applications and checklists. Discussions may include designated buildable areas, easements, setbacks, zoning issues, building codes, and structural concerns such as wind, snow, and earthquake zoning.

Step 2) Preliminary Plan Review

The Preliminary Plan Review will address the conceptual design of the project. The owner or his architect will give a brief presentation for discussion before the DRB outlining the project, and such things as the architectural design, site conditions and planned improvements, proposed tree removal, floor plans, elevations, roof design, exterior materials, grading, drainage and erosion control. (See the DRB Preliminary Plan Application/Checklist for specific requirements.)

Step 3) Final Plan Review

Final design details of the project will be addressed between the owner/architect and the DRB in this meeting. Conditions as may have been set forth in the Preliminary Plan Review will be included in the plans at this level. The review will address planned improvements, building elevations, sections and roof lines, architectural character, exterior materials, color, site conditions, grading and road work, environmental and drainage control measures. (Refer to the DRB Final Plan Application/Checklist for specific requirements.)

Step 4) Madison County Permits & Requirements

Using plans corrected to reflect any additional conditions or requirements that may have been set forth in the Final Plan Approval, the owner or his representative will be required to make application to Madison County for any required building, well and septic permits that may be required at the time.

The State Of Montana regulates plumbing and electrical permits, and generally the general contractor or his licensed sub-contractors will be responsible for obtaining the proper permits and scheduling inspections. The owner should verify that these permits have been applied for and received prior to construction.

(Consult with the Madison County Planning Office regarding their specific application requirements and procedures prior to making applications for permits.)

Step 5) Final Plan Application and Approval

Final Plan Approval application documents shall include two complete sets of site and building plans including any corrections or requirements that may have been set forth in the Final Plan Review. The owner shall supply the DRB with a copy of all Madison County Building and Environmental Health permits for well and septic systems and shall be included with the Final Plan Approval documents. A Final Plan Approval shall be received in writing, prior to beginning construction. (See Section 9.2 – Final Plan Approval for details.)

Step 6) Pre-Construction Meeting

Prior to beginning any construction or site work on the property, the General Contractor for the project shall arrange a meeting on-site with a representative of the DRB to review the approved final plans, construction staging and materials storage, confinement and disposal of construction wastes and garbage, site clean-up, signage, site and vegetation preservation and protection, and any pertinent issues related to the

completion of the project. The date for this meeting will be arranged and confirmed with the DRB prior to issuance of a Final Plan Approval.

Step 7) Certificate of Substantial Completion and Occupancy Permit -

Upon substantial completion of the project, the owner shall meet on-site with a member of the DRB to determine that the project has complied with the requirements and specifications as put forward in the Final Plan Approval documents. If in the opinion of the DRB member, the project has complied with the terms of the Final Plan Approval documents, the owner will be issued a Certificate of Substantial Completion and Occupancy Permit. No occupancy of the residence shall occur prior to issuance of this permit in writing from the DRB.

10.2 Final Plan Approval

- a) **Issuance** - The application, plans and specifications filed by an applicant for Final Plan Approval shall be checked by the DRB. If the DRB is satisfied that the work described in the application for permit and plans filed therewith conform to the requirements and the intent of these Design Guidelines and DRB reviews, that the required fees have been paid, and that a date for the Pre-Construction meeting has been set, the DRB shall issue Final Plan Approval to the applicant.

When the DRB issues the Final Plan Approval, it shall endorse in writing or "stamp" on each set of plans and specifications "FINAL PLAN APPROVAL". Such approved plans and specifications shall not be changed, modified or altered without authorization from the DRB and all work shall be done in accordance with the Final Plan Approval.

- b) **Retention of Plans** - One "stamped" complete set of the Final Plan Approval shall be returned to the applicant, which set shall be kept on such building or work at all times during which the work authorized thereby is in progress, and one complete set of the Final Plan Approval, specifications and any required computations shall be retained by the DRB for a period of not less than 90 days from the date of completion of the work covered therein.
- c) **Validity** - The issuance or granting of a Final Plan Approval shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these Design Regulations, nor of any required local, County, or State regulations, Building Codes, or requirements. No permit presuming to give authority to violate or cancel the provisions of this document shall be valid.

The issuance of a Final Plan Approval based upon plans and specifications shall not prevent the DRB from thereafter requiring the correction of errors in said Final Plan Approval, or from preventing building operations being carried on thereunder when in violation of these Design Regulations.

- d) **Lapse of Design Review Approvals** - Preliminary Plan Review Approval of the design of a project will lapse and become void one year following the date the applicant received Preliminary Approval for the project. The Final Plan Approval of the design of a project shall lapse and become void one year following the date the applicant received Final Plan Approval for the project, unless prior to the expiration of one year, a building permit is issued and construction on the project is commenced and “diligently” pursued toward completion. Once construction has commenced any suspension or abandonment of work, other than those due to seasonal or adverse weather conditions (as judged by the DRB), greater than 60 days shall be considered as a failure to “diligently pursue construction toward completion.”

In the event a Preliminary Plan Approval or a Final Plan Approval has been declared void, a new Preliminary Plan Review and/or Final Plan Approval must be obtained and design review fees paid before work can be recommenced.

Section 11

Construction Regulations

11.1 DRB Code Enforcement Control

Upon receiving Final Plan Approval of plans for any project, no modifications, of any kind, can occur unless specifically approved by the Design Review Board (DRB).

11.2 DRB Code Enforcement

A representative of the DRB, familiar with the plans for the proposed project, will meet with the general contractor on-site (Pre-Construction Meeting) prior to the beginning of any site or construction work. The DRB representative will monitor each project through completion to ensure its compliance with the Final Plan Approval, Design Guidelines and regulations as may have been set forth through the final approval process. The DRB representative will issue the Certificate of Substantial Completion when the related requirements have been satisfied. The DRB shall inform the Owner and General Contractor in writing, when compliance with the terms and conditions of the Final Plan Approval and/or Design Guidelines is not being met, or is in violation; and has the right to deny to issue the Certificate of Substantial Completion, and prohibit occupancy until such a time as the project is brought into compliance at the owner's expense.

11.3 Pre-Construction Meeting

Prior to the start of any construction or site modifications within the Stone Ridge, the General Contractor for the project shall meet on-site with a DRB representative to review

construction procedures and requirements as related to the Design Guidelines and requirements. The meeting will review the following issues:

- Site containment
- Limits of construction
- Grading Limits
- Excavation stockpile location
- Extent of Excavation
- Temporary construction protection fencing
- Protection of trees, vegetation, and natural site features
- Timber and slash storage and removal
- Job office & storage trailers
- Temporary erosion control
- Storm water management (silt fence, check dams, etc.)
- Permanent and temporary utility hook-ups
- Temporary fire protection
- Storage and stockpiling of building materials
- Location of porta-toilets
- Trash storage, clean up, and removal

11.4 Permits

Construction can not commence until Final Plan Approval has been received from the DRB, and any other permit which may be required at the time by Madison County, or State of Montana allowing commencement of construction has been received. Once construction has been started, it must proceed in an expeditious manner in accordance with the Final Plan Approval. Upon satisfactory completion, the DRB will issue a Certificate of Substantial Completion and Occupancy.

11.5 Driveway Cuts

Driveway cuts will be limited to those as shown on the Final Plan Approval, and will be engineered to assure proper grades and drainage. Driveway cut edges will be re-seeded as described in the Landscape requirements of this document. Where culverts are required, they must be designed to accommodate drainage requirements, but shall not be less than at least eighteen inches in diameter to minimize ice and debris buildup.

11.6 Construction Staging Area

All construction staging must take place within the confines of the Designated Buildable Area. If an alternate or additional space is required, the General Contractor will meet with the DRB Code enforcement representative to discuss potential on-site areas, protection, and reclamation issues. The alternate or additional space will require the approval of the DRB representative before use.

11.7 Pedestrian Protection

The general contractor will be responsible for adequately marking, and protecting or otherwise blocking off areas that may endanger pedestrians or others moving through or around the construction site.

11.8 Tree Removal and Protection

Any proposed removal of a tree on-site, equal or greater than two-inch caliper or six feet in height, must receive DRB approval prior to its removal. Construction practices must use extreme care during grading and excavation to avoid damage to existing trees, shrubs, and their root structures. Trees to be removed for any reason shall be identified with surveyor's ribbon and pre-approved by a DRB Code Enforcement representative, prior to being removed. At the time of this review and approval, all remaining trees that are potentially affected by the construction will be identified and shall be protected with an adequate barrier.

Trees removed without prior review and consent by the DRB will be replaced with trees of the same size and species by the owner at the owner's expense. The DRB shall have the right to impose a fine for continued infractions of this requirement.

11.9 Trash Containment and Removal

Trash and construction debris shall be kept in containers of a type approved by the DRB. These containers include large "dumpsters" and dump trucks provided that adequate care is taken to prevent debris from open-top containers from being scattered by wind and animals. Containers must be emptied on a regular basis to ensure sufficient room to store trash at the end of each working day. It shall be the responsibility of the General Contractor to guarantee that trash will be cleaned up from the site at the end of each day, that adequate measures have been taken to prevent the scattering of construction debris, and that the trash in the containers is disposed of, at an authorized County landfill. Any excess trash and construction debris outside of an approved container is not permitted.

Some minor burning of trash may be approved by the DRB if location and weather permits and the General Contractor has applied for and received a burning permit, and has notified and received approval from the Local Volunteer Fire District, prior to burning. In any event, the Contractor will be responsible for the burn including costs and damages from run-away fires and smoke to neighboring sites and structures.

11.10 Temporary Structures

A small job office and/or trailers may be located on the site during construction. The location of any job office or trailer will be determined during the on-site Pre-Construction review with the General Contractor and the DRB representative. The DRB will be consulted prior to any subsequent parking of any additional trailer or trailers, and the trailer shall be parked only in areas approved by the DRB or its representative. All job offices and trailers shall be removed prior to the DRB issuing a Certificate of Substantial Completion, unless an extended period of time for the same has been authorized by the DRB.

11.11 Environmental Controls

Areas defined on the topographical survey that require preservation methods, i.e., natural landforms, vegetation, streams, ponds, wetlands, etc., must be identified and preserved by the General Contractor through the construction period. These areas and the methods of preservation will be defined during the Final Plan Approval of the project. Erosion control measures must be taken during construction to ensure soil stabilization, sediment control, and timely re-vegetation. The general Contractor is responsible for the implementation of all preservation techniques and requirements.

11.12 Temporary Construction Signage

The contractor is allowed two 2'x 4' temporary signs. Temporary construction signs shall be removed within 15 days of occupancy of the structure. (For details please read Section 9.2 – Temporary Construction Signage)

APPENDIX "A"

STONE RIDGE VIEWS WILDLANDS/WILDFIRE INTERFACE PLAN

The Stone Ridge Views developer recognizes the need to preserve and protect the indigenous flora and fauna and their associated habitat as well as common open areas, private residences and the neighboring properties from wildfire and general degradation.

In an effort to promote good stewardship of the land within the development, the developer has designated all areas within the individual lot, but outside the designated building area as a Wildlands/Wildfire Interface Zone. Each property owner shall be responsible for the care and maintenance of the Interface zone located within their respective property. The Wildlands/Wildfire Interface zone shall be maintained in a condition that will act as a buffer and help contain the spread of wildfires both into and away from the property. In the event of an emergency, this zone shall be open for the use of fire fighting equipment and personnel as needed. In addition to creating a buffer for fire protection, this zone shall also provide an area of transition between the built environment and the surrounding open space and wildlands.

The Wildlands/Wildfire Interface zone within each lot shall include a minimum one hundred foot (100') buffer zone surrounding all sides of the building(s). No bark covered or bark mulched landscaped beds will be allowed. Crushed or washed stone over weed-barrier fabric is encouraged in landscaped areas and planting beds immediately adjacent to buildings. All landscape areas and planting beds shall be maintained in a weed free condition. The grasses within the buffer area shall be kept green with automatic sprinklers and shall be kept groomed to a height not to exceed four inches (4"). Indigenous trees such as pine, spruce, fir, aspen or non-seeding cottonwoods and drought fire resistant shrubs may be planted in the Wildlands/Wildfire buffer zone and shall be watered with an automatic drip system. Maintenance of larger trees within the zone shall include the removal of all lower branches to a height not less than four feet (4') above grade. Trees and shrubs shall be well-spaced and in no case shall trees or shrubs be planted in such a way as to impede or prevent fire-fighting equipment from gaining access through the zone. The owner shall immediately remove any dead limbs or branches and dead or diseased trees or shrubs. Said removed trees and/or shrubs shall be replaced with like or similar trees and/or shrubs if they were included and/or made part of the Final Landscape Plan approved by the Design Review Board. Please refer to Section 7 of the Design Guidelines for additional landscape requirements and recommendations.

To facilitate fire-fighting equipment access, driveways shall be a minimum of twelve feet (12') wide, have a minimum vertical clearance of 13.5 feet (13'-6") and shall be looped or provide an adequate area for large vehicle turn-around. Driveways shall be maintained with a minimum twelve foot (12') mowed strip no higher than six inches (6") immediately adjacent to both sides.

All roads, trails, and areas within the common open spaces shall be protected and maintained by the Home Owner's Association. The edges of roadways and trails shall be kept trimmed and free of dead brush, limbs or other debris. Roadways shall be maintained with a minimum twelve foot (12') mowed strip no higher than six inches (6") immediately adjacent to both sides of the road. Trails shall be maintained with a minimum two foot (2') mowed strip no higher than six inches (6") immediately adjacent to both sides of the trail.